

# **PLANNING COMMISSION OF THE CITY OF CALIFORNIA CITY**

## **AGENDA**



**Meeting Date: Tuesday March 20, 2018.**

**Time: 6:00 p.m.**

**Location: Council Chambers, 21000 Hacienda Blvd.  
California City, CA 93505**

**If you need special assistance to participate in this meeting, please contact the Planning Secretary's office at (760) 373-7141. Notification of 72 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting. (28 CFR 35.102-35.104 American Disabilities Act Title II)**

**NOTE: Any writings or documents provided to a majority of the Planning Commission regarding any item on this agenda is available for public inspection in the City Clerk's office at City Hall located at 21000 Hacienda Blvd, California City, Ca during normal business hours, except such documents that relate to closed session items or which are otherwise exempt from disclosure under applicable laws. These writings are also available for review in the public access binder in the Council Chambers at the time of the meeting.**

**LATE COMMUNICATIONS: Following the posting of the agenda any emails, writings or documents that the public would like to submit to the Commission must be received by the Recording Secretary no later than 3:00 p.m. the Monday prior to the meeting. Past that deadline citizens may bring these items directly to the meeting. Please bring 10 copies for distribution to Commission, staff and the public.**

**\*\*At this time, please take a moment to turn off your cell phones\*\***

**1. CALL TO ORDER**

**2. PLEDGE OF ALLEGIANCE / INVOCATION**

**3. ROLL CALL**

Commissioners Creighton, Elmes, Hogan, Trumble, Chairman Pope

**4. APPROVAL OF AGENDA**

**5. PUBLIC COMMENTS OF ITEMS NOT ON THE AGENDA**

Members of the public are welcome to address the Planning Commission only on those items that are not on the agenda over which the Planning Commission has jurisdiction. Please state your name for the record and limit your comments to three minutes. Each member of the public will be given three minutes to speak.

**6. PLANNING SECRETARY REPORTS / LATE COMMUNICATIONS**

**7. CONSENT CALENDAR**

All items on the consent calendar are considered routine and non-controversial and will be approved by one motion if no member of the Commission, staff or public wishes to comment or ask questions. (Public comments to be limited to three minutes) Roll call vote required.

**CC1:** Adopt minutes **08/16/16, 12/06/16, 02/07/17, 10/17/17, 11/7/17, 12/05/17**

**8. PUBLIC HEARINGS**

**PH1 :** Zone Change request and General Plan Amendment ZC 190 GPA 190

**Recommendation:** Conduct the public hearing, take public testimony, and approve Resolution ZC190 with Conditions. Roll Call Vote.

**PUBLIC HEARING PROCEDURE**

- A. Chairman reads the item
- B. Chairman declares Public Hearing open
- C. Hear Staff Report
- D. Commission questions only
- E. Ask Secretary to report on any communication(s)
- F. Chairman calls for Public Testimony
- G. Close Public Hearing by motion
- H. Commission decision
- I. Commission motion and vote



**PH2:** Commercial Lot Merger request LM 17-03

**Recommendation:** Conduct the public hearing, take public testimony, and approve Resolution LM-17-03 with Conditions. Roll Call Vote.

**PUBLIC HEARING PROCEDURE**

- A. Chairman reads the item
- B. Chairman declares Public Hearing open
- C. Hear Staff Report
- D. Commission questions only
- E. Ask Secretary to report on any communication(s)
- F. Chairman calls for Public Testimony
- G. Close Public Hearing by motion
- H. Commission decision
- I. Commission motion and vote

**9. DISCUSSION, PRESENTATIONS & OTHER ACTION ITEMS**

**D1: Zone change discussion by request of the applicant Edward Borna**

**10. CONTINUED BUSINESS**

**11. COMMISSIONER ITEMS AND COMMENTS**

This portion of the meeting is reserved for Planning Commissioners to present information, announcements, and items that have come to their attention. Short staff responses may be appropriate. The Planning Commission will take no formal action. A Planning Commissioner member may request to calendar an item for consideration at a future meeting, or refer an item to staff.

Commissioner Creighton  
Commissioner Elmes  
Commissioner Hogan  
Vice Chairman Trumble  
Chairman Pope

**12. STAFF ANNOUNCEMENTS / REPORTS**

**13. ADJOURNMENT**

**AFFIDAVIT OF POSTING:** This agenda was posted on all official City bulletin boards, the City's website and agenda packets were completely accessible to the public at City Hall at least 72 hours prior to the Planning Commission Meeting.





CC1

**REGULAR MEETING  
CITY OF CALIFORNIA CITY  
PLANNING COMMISSION  
TUESDAY, AUGUST 16, 2016, 6:00 P.M.  
Council Chambers,  
21000 Hacienda Blvd.  
MINUTES**

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**A. CALL TO ORDER**

Chairman Pope called the meeting to order at 6:00 p.m.

Following the Pledge of Allegiance and Invocation the Planning Technician called the roll:

**PRESENT:** Chairman Samuel Pope, Vice Chairman Don Trumble, Commissioners Buford Land and Ron Hogan

**ABSENT:** Commissioner Jim Creighton

**B. ADOPTION OF AGENDA**

Motion by Vice Chairman Don Trumble, second by Buford Land to adopt the agenda.

**C. CONTINUED BUSINESS**

**PH:1** – Public Hearing to consider amending the Title 9, Chapter 2, Article 29 of the California City Municipal Code regarding medical cannabis dispensaries and cultivation and adding Title 5, Chapter 6 Entitled “Medical Cannabis Businesses and Activity”

Motion by Vice Chairman Don Trumble, second by Commissioner Ron Hogan to approve PH1: Public Hearing to consider amending the Title 9, Chapter 2, Article 29 of the California City Municipal Code regarding medical cannabis dispensaries and cultivation and adding Title 5, Chapter 6 Entitled Medical Cannabis Businesses and Activity. Roll call vote as follows:

**AYES:** Pope, Trumble, Land and Hogan

**NAYS:** None

**ABSTAIN:** None

**ABSENT:** Creighton

**D. ADJOURNMENT**

Motion by Buford Land, second by Ron Hogan to adjourn at 6:47 p.m. Motion carried

Respectfully submitted by,

Anu Doravari, Planning Technician

**APPROVED BY PLANNING COMMISSION ON \_\_\_\_\_**

**REGULAR MEETING  
CITY OF CALIFORNIA CITY  
PLANNING COMMISSION  
TUESDAY, DECEMBER 6, 2016, 6:00 P.M.  
Council Chambers,  
21000 Hacienda Blvd.  
MINUTES**

.....

**A. CALL TO ORDER**

Chairman Pope called the meeting to order at 6:00 p.m.

Following the Pledge of Allegiance and Invocation the Planning Technician called the roll:

**PRESENT:** Chairman Samuel Pope, Vice Chairman Don Trumble, Commissioners Jim Creighton, Buford Land and Ron Hogan

**ABSENT:** None

**B. ADOPTION OF AGENDA**

Motion by Commissioner Vice Chairman Don Trumble to adopt the agenda, second by Buford Land. Motion carried.

**Adopt Minutes:** Motion by Commissioner Jim Creighton to adopt minutes 05/31/2016, second by Ron Hogan. Motion carried.

**C. PUBLIC HEARINGS**

**PH:1** - Public Hearing to Consider Conditional Use Permit (CUP) 16-03 from Pastor Chris Hodge, 6527 Big Springs Road, Lake Isabella, CA 93240 for the Upper Room Pentecostals Church to be located at 8131 Aspen Mall, California City, CA 93505.

Motion by Commissioner Ron Hogan, second by Vice Chairman Don Trumble, to approve PH1 - Conditional Use Permit (CUP) 16-03 from. Roll call vote as follows:

**AYES:** Pope, Trumble, Creighton, Land and Hogan

**NAYS:** None

**ABSTAIN:** None

**ABSENT:** None



**D. ADJOURNMENT**

Motion by Vice Chairman Don Trumble, second by Commissioner Jim Creighton to adjourn at 6:58 p.m. Motion carried

Respectfully submitted by,

Anu Doravari, Planning Technician

**APPROVED BY PLANNING COMMISSION ON \_\_\_\_\_**

**REGULAR MEETING  
CITY OF CALIFORNIA CITY  
PLANNING COMMISSION  
TUESDAY, FEBRUARY 7, 2017, 6:00 P.M.  
Council Chambers,  
21000 Hacienda Blvd.  
MINUTES**

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**A. CALL TO ORDER**

Chairman Pope called the meeting to order at 6:00 p.m.  
Following the Pledge of Allegiance and Invocation the Planning Technician called the roll:

**PRESENT:** Chairman Samuel Pope, Vice Chairman Don Trumble, Commissioners Jim Creighton, Buford Land and Ron Hogan

**ABSENT:** None

**B. ADOPTION OF AGENDA**

Motion by Commissioner Vice Chairman Don Trumble to adopt the agenda, second by Buford Land. Motion carried.

**Adopt Minutes:** Motion by Commissioner Jim Creighton to adopt minutes 05/31/2016, second by Ron Hogan. Motion carried.

**C. PUBLIC HEARINGS**

**PH:1** - Public Hearing to Consider Conditional Use Permit (CUP) 16-03 from Pastor Chris Hodge, 6527 Big Springs Road, Lake Isabella, CA 93240 for the Upper Room Pentecostals Church to be located at 8131 Aspen Mall, California City, CA 93505.

Motion by Commissioner Ron Hogan, second by Vice Chairman Don Trumble, to approve PH1 - Conditional Use Permit (CUP) 16-03 from. Roll call vote as follows:

**AYES:** Pope, Trumble, Creighton, Land and Hogan

**NAYS:** None

**ABSTAIN:** None

**ABSENT:** None

**D. ADJOURNMENT**

Motion by Vice Chairman Don Trumble, second by Commissioner Jim Creighton to adjourn at 6:58 p.m. Motion carried

Respectfully submitted by,

Anu Doravari, Planning Technician

**APPROVED BY PLANNING COMMISSION ON \_\_\_\_\_**



**REGULAR MEETING  
CITY OF CALIFORNIA CITY  
PLANNING COMMISSION  
TUESDAY, OCTOBER 17, 2017, 6:00 P.M.  
Council Chambers,  
21000 Hacienda Blvd.  
MINUTES**

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**A. CALL TO ORDER**

Chairman Pope called the meeting to order at 6:00 p.m.

Following the Pledge of Allegiance and Invocation the Planning Technician called the roll:

**PRESENT:** Chairman Samuel Pope, Vice Chairman Don Trumble,  
Commissioners Jim Creighton, Inge Elmes and Ron Hogan

**ABSENT:** None

**B. ADOPTION OF AGENDA**

Motion by Vice Chairman Don Trumble, second by Commissioner Ron Hogan to adopt the agenda.

**C. PUBLIC HEARINGS**

**PH:1** – Approve Lot Merger LM 17-00 Francisco Figueroa

Motion by Vice Chairman Don Trumble, second by Commissioner Inge Elmes to approve LM 17-00. Roll call vote as follows:

**AYES:** Pope, Trumble, Creighton, Elmes and Hogan

**NAYS:** None

**ABSTAIN:** None

**ABSENT:** None

**PH:2** – Approve Lot Merger LM 17-07 Joyce Berry

Motion by Commissioner Ron Hogan, second by Commissioner Jim Creighton, to approve LM 17-07. Roll call vote as follows:

**AYES:** Pope, Trumble, Creighton, Elmes and Hogan

**NAYS:** None

**ABSTAIN:** None

**ABSENT:** None

**D. ADJOURNMENT**

Motion by Commissioner Jim Creighton, second by Vice Chairman Don Trumble to adjourn at 6:21 p.m. Motion carried

Respectfully submitted by,

Anu Doravari, Planning Technician

**APPROVED BY PLANNING COMMISSION ON \_\_\_\_\_**

**REGULAR MEETING  
CITY OF CALIFORNIA CITY  
PLANNING COMMISSION  
TUESDAY, NOVEMBER 7, 2017, 6:00 P.M.  
Council Chambers,  
21000 Hacienda Blvd.  
MINUTES**

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**A. CALL TO ORDER**

Chairman Pope called the meeting to order at 6:00 p.m.

Following the Pledge of Allegiance and Invocation the Planning Technician called the roll:

**PRESENT:** Chairman Samuel Pope, Vice Chairman Don Trumble,  
Commissioners Jim Creighton, Inge Elmes

**ABSENT:** Ron Hogan

**B. ADOPTION OF AGENDA**

Motion by Vice Chairman Don Trumble, second by Commissioner Ron Hogan to adopt the agenda.

**C. PUBLIC HEARINGS**

**PH:1 – ZT 17-01 (Zoning Text Amendment within C4 District)**

Motion by Commissioner Jim Creighton, second by Vice Chairman Don Trumble to approve ZT 17-01. Roll call vote as follows:

**AYES:** Pope, Trumble, Creighton, Elmes

**NAYS:** None

**ABSTAIN:** None

**ABSENT:** Ron Hogan

**PH:2 – ZT 17-02 (Zoning Text Amendment within M-1 & M2)**

Motion by Commissioner Inge Elmes, second by Commissioner Jim Creighton, to approve ZT 17-02. Roll call vote as follows:

**AYES:** Pope, Trumble, Creighton, Elmes

**NAYS:** None



**ABSTAIN:** None

**ABSENT:** Ron Hogan

**D. ADJOURNMENT**

Motion by Commissioner Jim Creighton, second by Vice Chairman Don Trumble to adjourn at 7:17 p.m. Motion carried

Respectfully submitted by,

Anu Doravari, Planning Technician

**APPROVED BY PLANNING COMMISSION ON \_\_\_\_\_**

**REGULAR MEETING  
CITY OF CALIFORNIA CITY  
PLANNING COMMISSION  
TUESDAY, DECEMBER 5, 2017, 6:00 P.M.  
Council Chambers,  
21000 Hacienda Blvd.  
MINUTES**

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**A. CALL TO ORDER**

Chairman Pope called the meeting to order at 6:00 p.m.  
Following the Pledge of Allegiance and Invocation the Planning Technician called the roll:

**PRESENT:** Chairman Samuel Pope, Vice Chairman Don Trumble, Commissioners Jim Creighton, Inge Elmes and Ron Hogan

**ABSENT:** None

**B. ADOPTION OF AGENDA**

Motion by Commissioner Ron Hogan, second by Vice Chairman Don Trumble to adopt the agenda with addendum to include PH2: Mendiburu Road Paving. Motion carried.

**C. PUBLIC HEARINGS**

PH:1 - Adopt Initial Study, Negative Declaration and General Plan Amendment (GPA)189 for Zone Change (ZC) 189.

Public Testimony was given by Dana Jane Twohig of Big West Corp.

Motion by Vice Chairman Don Trumble, second by Commissioner Jim Creighton to approve ZC 189. Roll call vote as follows:

**AYES:** Pope, Trumble, Creighton, Elmes and Hogan

**NAYS:** None

**ABSTAIN:** None

**ABSENT:** None

**PH: 2 – Approve Mitigated Negative Declaration for Mendiburu Road Paving.**

Motion by Commissioner Inge Elmes, second by Commissioner Jim Creighton, to approve Mitigated Negative Declaration for Mendiburu Road Paving. Roll call vote as follows:

**AYES:** Pope, Trumble, Creighton, Elmes and Hogan

**NAYS:** None

**ABSTAIN:** None

**ABSENT:** None

**D. ADJOURNMENT**

Motion by Vice Chairman Don Trumble, second by Commissioner Jim Creighton to adjourn at 8:18 p.m. Motion carried

Respectfully submitted by,

Anu Doravari, Planning Technician

**APPROVED BY PLANNING COMMISSION ON \_\_\_\_\_**





**PLANNING COMMISSION**  
**MEETING DATE: March 20, 2018**

**TO:** Planning Commission

**FROM:** Public Works Director

**MEETING DATE:** March 20, 2017

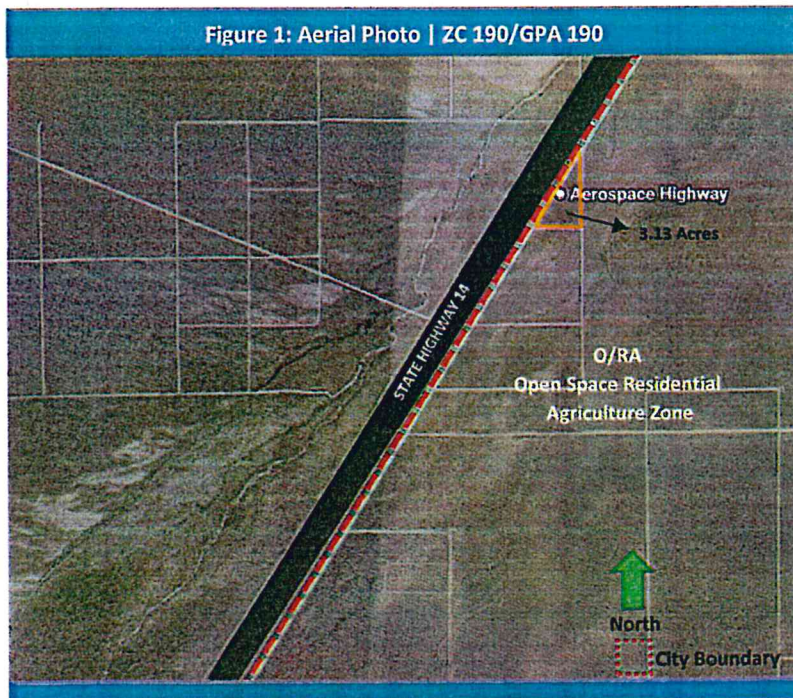
**SUBJECT:** Public Hearing to consider recommending the Approval of an Initial Study, Negative Declaration, and General Plan Amendment 190, (GPA 190) and the Adoption of Zone Change 190, (ZC 190) for Deborah Vaupen, 1004 Pacific Street, Santa Monica, CA 90405.

The project proposes to certify a Negative Declaration per CEQA in order to Rezone and Amend the General Plan for one vacant 3.13 acre parcel from O/RA Open Space Residential Agricultural to C5 Regional Commercial. The property is located adjacent to State Highway 14 and may be identified as APN 225-013-25.

**PLANNING COMMISSION ACTION:**

The City staff recommends that the Planning Commission recommend that the City Council:

- 1) Certify the Negative Declaration,
- 2) Adopt Zone Change #190, and
- 3) Approve General Plan Amendment #190





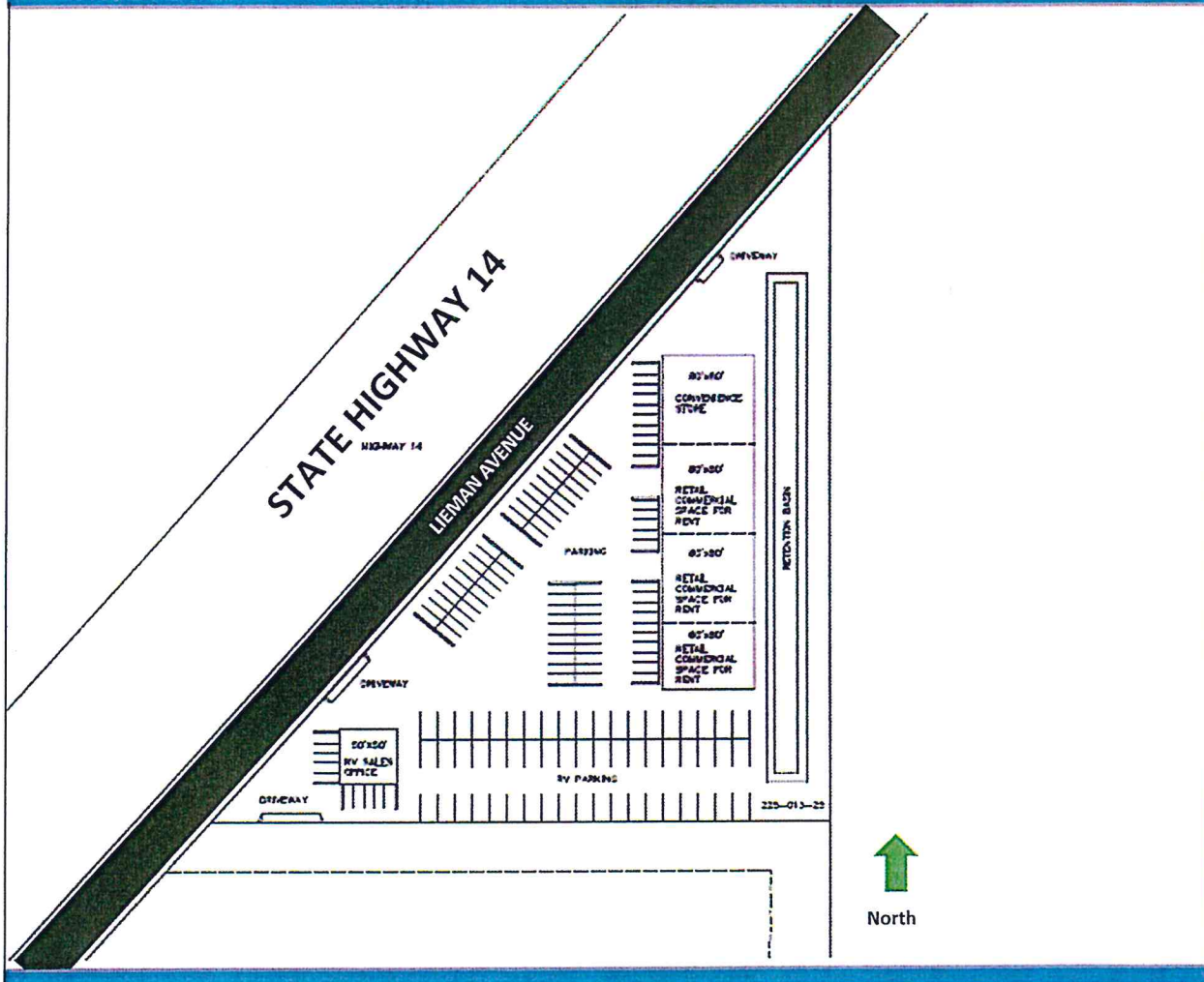
The applicant proposes to rezone one 3.13 acre vacant parcel from O/R A to C5 Regional Commercial. The property lies adjacent to State Highway 14 at the western boundary of California City. The property lies within the project area of the 1988-2028 City of California City Redevelopment Plan and Project Area Environmental Impact Report (EIR) (SCH #871109128). The property is located approximately 4.5 miles north of California City Boulevard on the east side of State Highway 14.



Zone Change 190 is necessary to rezone approximately 3.13 acres from O/RA Open Space/Residential Agricultural to C5 Regional Commercial for the purpose of creating a Regional Commercial Center. The O/RA Zone District is limited with regard to the extent of urbanization that may occur. The purpose of the Open Space, ("O") Zone District is to provide for the preservation and conservation of unique natural resource lands, protection and preservation of unique wildlife resources and habitats, protection against flooding by storm water in flood prone areas and the establishment of active and passive recreational uses. The Residential/Agricultural ("RA") District provides living area which combines the advantages of urban and rural location by limiting development to very low density one-family dwellings and permitting animals and fowl to be kept for pleasure or hobbies.

The R5 - Regional Commercial District as designated in the General Plan is intended for the exclusive establishment of commercial uses serving the region and traveling public and emergency shelters. While the applicant has not committed to a specific development proposal of the land, conceptual site plans, (please see *Figure 3*) have been submitted. The conceptual site plan proposes 2, 500 sq.ft. for an RV Sales office; 17, 600 sq.ft. for a retail commercial space and 6,400 sq. ft. for a convenient store.

Figure 3 – Conceptual Site Plan for ZC 190



On February 23, 2018 a Notice of Intent to consider this a Negative Declaration, Zone Change and General Plan Amendment was published in the *Mojave Desert News*. Further, property owners owning land within 300' of the project site received a notice of this public hearing.

The staff is recommending that the Land Use Element of the General Plan for the project site also be amended from O/RA Open Space, Residential or Agriculture to C5 – Regional Commercial. Amending the General Plan is most appropriate because the City utilizes one map for both the Zoning Ordinance and General Plan. Also, State Law requires that the Zoning Districts be consistent with the General Plan land use designations. There is a matrix within the General Plan indicating that Controlled Development, Public Parks & Recreation or Public Schools to be consistent with C-5 subject to a determination that it is “conditionally compatible.” It would be preferred that the General Plan land use designation be amended to R5 - Regional Commercial District because there is no gray area regarding compatibility.

**ENVIRONMENTAL ACTION:** Following review and approval by the Planning Commission an Initial Study and Negative Declaration for Zone Change 190 and General Plan amendment 190 will be submitted to the State Clearinghouse for a 30-day review period. Following this review period, the Zone Change and General Plan Amendment will be forwarded to the City Council for final adoption and approval



**RECOMMENDATION:** That the Planning Commission approve the Draft Resolution, (*Attachment 1*) Recommending Approval of ZC 190 and GPA 190.

**Attachments:**

- 1) *Draft Planning Commission Resolution*
- 2) *Initial Study and Negative Declaration*

*Attachment 1*

**PLANNING COMMISSION RESOLUTION NO. \_\_**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CALIFORNIA CITY  
RECOMMENDING THE ADOPTION OF ZONE CHANGE NO. 190 & GENERAL PLAN  
AMENDMENT 190 TO REZONE 3.13 ACRES OF LAND FROM OPEN SPACE/RESIDENTIAL  
(O/RA) TO REGIONAL COMMERCIAL (R5)**

**THE PLANNING COMMISSION OF THE CITY OF CALIFORNIA CITY DOES ORDAIN  
AS FOLLOWS:**

**Findings.**

The Planning Commission, determines and declares:

- (a) A duly-noticed public hearing has been conducted by the Planning Commission to consider the Zone Change and General Plan Amendment set forth herein.
- (b) This Zone Change and General Plan Amendment will not result in any significant adverse environmental impacts that will not be mitigated to less than a significant impact.
- (c) This Zone Change and General Plan Amendment will promote the welfare of the community.
- (d) This Zone Change and General Plan Amendment is consistent with the general plan and zoning regulations.

**Property Description.**

The property comprising the project site affected by this recommended Ordinance and General Plan Amendment (herein "subject property") is located along the western most boundary of California City and may be identified as APN: 225-013-25 (3.13 acres).

**Now therefore**, after reviewing the City's initial study and proposed Negative Declaration, the Planning Commission hereby recommends that the City Council adopt an amendment to the Zoning Map and approve an amendment to the General Plan Land Use Map to change the Zoning Designation and General Plan land use Designation from O/RA to C5 upon the subject property.

Upon motion by Commissioner \_\_\_\_\_, seconded by  
Commissioner \_\_\_\_\_, and carried by the following vote:

AYES: Commissioner(s)

NOES: Commissioner(s)

ABSENT: Commissioner(s)

ABSTAIN: Commissioner(s)



**Notice of Completion & Environmental Document Transmittal**

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613

For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

**Project Title:** Initial Study, Negative Declaration, and Zone Change 190Lead Agency: City of California CityContact Person: Anu DoravariMailing Address: 21000 Hacienda Blvd.Phone: 760-373-7141City: California CityZip: 93505County: Kern**Project Location:** County: KernCity/Nearest Community: California CityCross Streets: East of California State Route Highway 14Zip Code: 93505Longitude/Latitude (degrees, minutes and seconds): 35 ° 16 ' 27 " N / -118 ° 09 ' 31 " W Total Acres: 3.13Assessor's Parcel No.: 225-013-25Section: 10Twp.: 32Range: 36EBase: M.D.B&MWithin 2 Miles: State Hwy #: 14Waterways: NoAirports: NoRailways: NoSchools: No**Document Type:**CEQA: ☐ NOP☐ Draft EIRNEPA: ☐ NOIOther: ☐ Joint Document☐ Early Cons☐ Supplement/Subsequent EIR☐ EA☐ Final Document☒ Neg Dec

(Prior SCH No.) \_\_\_\_\_

☐ Draft EIS☐ Other: \_\_\_\_\_☐ Mit Neg Dec

Other: \_\_\_\_\_

☐ FONSI**Local Action Type:**☐ General Plan Update☐ Specific Plan☐ Rezone☐ Annexation☒ General Plan Amendment☐ Master Plan☐ Prezone☐ Redevelopment☐ General Plan Element☐ Planned Unit Development☐ Use Permit☐ Coastal Permit☐ Community Plan☐ Site Plan☐ Land Division (Subdivision, etc.)☐ Other: \_\_\_\_\_**Development Type:**☐ Residential: Units \_\_\_\_\_ Acres \_\_\_\_\_☐ Office: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_

Employees \_\_\_\_\_

☐ Transportation: Type \_\_\_\_\_☒ Commercial: Sq.ft. \_\_\_\_\_ Acres 3.13

Employees \_\_\_\_\_

☐ Mining: Mineral \_\_\_\_\_☐ Industrial: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_

Employees \_\_\_\_\_

☐ Power: Type \_\_\_\_\_☐ Educational: \_\_\_\_\_☐ Waste Treatment: Type \_\_\_\_\_☐ Recreational: \_\_\_\_\_☐ Hazardous Waste: Type \_\_\_\_\_☐ Water Facilities: Type \_\_\_\_\_

MGD \_\_\_\_\_

☐ Other: \_\_\_\_\_**Project Issues Discussed in Document:**☒ Aesthetic/Visual☐ Fiscal☒ Recreation/Parks☐ Vegetation☒ Agricultural Land☐ Flood Plain/Flooding☐ Schools/Universities☒ Water Quality☒ Air Quality☐ Forest Land/Fire Hazard☐ Septic Systems☐ Water Supply/Groundwater☒ Archeological/Historical☐ Geologic/Seismic☐ Sewer Capacity☐ Wetland/Riparian☒ Biological Resources☒ Minerals☐ Soil Erosion/Compaction/Grading☐ Growth Inducement☐ Coastal Zone☒ Noise☐ Solid Waste☐ Land Use☐ Drainage/Absorption☒ Population/Housing Balance☒ Toxic/Hazardous☐ Cumulative Effects☐ Economic/Jobs☒ Public Services/Facilities☒ Traffic/Circulation☐ Other: \_\_\_\_\_**Present Land Use/Zoning/General Plan Designation:**O/RA Open Space/Residential Agriculture**Project Description:** (please use a separate page if necessary)

The project proposes to rezone 3.13 acres of vacant desert land to C5 Regional Commercial for the purpose of a recreation vehicle sales lot.

## Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".  
If you have already sent your document to the agency please denote that with an "S".

<input type="checkbox"/> Air Resources Board	<input type="checkbox"/> Office of Historic Preservation
<input type="checkbox"/> Boating & Waterways, Department of	<input type="checkbox"/> Office of Public School Construction
<input type="checkbox"/> California Emergency Management Agency	<input type="checkbox"/> Parks & Recreation, Department of
<input type="checkbox"/> California Highway Patrol	<input type="checkbox"/> Pesticide Regulation, Department of
<input checked="" type="checkbox"/> Caltrans District #9	<input type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input checked="" type="checkbox"/> Regional WQCB #R6
<input type="checkbox"/> Caltrans Planning	<input type="checkbox"/> Resources Agency
<input type="checkbox"/> Central Valley Flood Protection Board	<input type="checkbox"/> Resources Recycling and Recovery, Department of
<input type="checkbox"/> Coachella Valley Mtns. Conservancy	<input type="checkbox"/> S.F. Bay Conservation & Development Comm.
<input type="checkbox"/> Coastal Commission	<input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
<input type="checkbox"/> Colorado River Board	<input type="checkbox"/> San Joaquin River Conservancy
<input type="checkbox"/> Conservation, Department of	<input type="checkbox"/> Santa Monica Mtns. Conservancy
<input type="checkbox"/> Corrections, Department of	<input type="checkbox"/> State Lands Commission
<input type="checkbox"/> Delta Protection Commission	<input type="checkbox"/> SWRCB: Clean Water Grants
<input type="checkbox"/> Education, Department of	<input type="checkbox"/> SWRCB: Water Quality
<input type="checkbox"/> Energy Commission	<input type="checkbox"/> SWRCB: Water Rights
<input checked="" type="checkbox"/> Fish & Game Region #4	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> Food & Agriculture, Department of	<input type="checkbox"/> Toxic Substances Control, Department of
<input type="checkbox"/> Forestry and Fire Protection, Department of	<input type="checkbox"/> Water Resources, Department of
<input type="checkbox"/> General Services, Department of	
<input type="checkbox"/> Health Services, Department of	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Housing & Community Development	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Native American Heritage Commission	

### Local Public Review Period (to be filled in by lead agency)

Starting Date 03/05/2018

Ending Date 04/04/2018

### Lead Agency (Complete if applicable):

Consulting Firm: DeWalt Corporation  
Address: 1930 22nd Street  
City/State/Zip: Bakersfield, CA. 93301  
Contact: Cynthia Bermudez  
Phone: (661) 323-4600 x112

Applicant: Deborah Vaupen  
Address: 1004 Pacific Street  
City/State/Zip: Santa Monica, CA. 90405  
Phone: (310) 488-3182

Signature of Lead Agency Representative: \_\_\_\_\_

Date: 3/1/18

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.



**CITY OF CALIFORNIA CITY  
NOTICE OF INTENT  
TO ADOPT  
NEGATIVE DECLARATION  
FOR  
ZONE CHANGE ZC 190**

**NOTICE IS HEREBY GIVEN** that a public hearing will be held by the Planning Commission in the Council Chambers at City Hall, 21000, Hacienda Boulevard, California City, CA 93505, to consider an application for Zone Change (ZC-190) and General Plan Amendment (GPA – 190) for Deborah Vaupen, 1004 Pacific Street, Santa Monica, CA 90405. The applicant proposes to rezone approximately 3.13 acres of vacant desert land from O/RA Open Space / Residential Agriculture to C5 Regional Commercial to accommodate a recreational vehicle sales lot, a convenience store, and other retail commercial spaces for rent. The 3.13 acre vacant land is located east of California State Route Highway 14 bearing Assessor's Parcel Number or APN: 225-013-25 in Section 10, Township 32, Range 36E, Latitude 35.1627, Longitude -118.0931 in the City of California City, County of Kern, CA 93505. According to the Biological Resources Survey provided by the applicant this project is not expected to result in a significant adverse impact to biological resources (Hagan, 2017). Planning and environmental documents for this project are available to the public at the California City Planning Division, 21000 Hacienda Blvd. or online at [www.californiacity-ca.gov](http://www.californiacity-ca.gov)

**MEETING DATE BY THE PLANNING COMMISSION FOR THIS PUBLIC HEARING:** Tuesday, March 27, 2017, at 6:00 p.m. – Planning Commission Meeting

**ANY PERSON WISHING TO BE HEARD** on this matter may appear and speak at the Planning Commission meeting or may submit their comments in writing directly to the City either in person/mail or via email to [planning2@californiacity-ca.gov](mailto:planning2@californiacity-ca.gov)

Craig Platt  
Planning Director

February 12, 2018

225-01

T.325. R.36E.

AR24 in conflict with T. 315. 236E.  
US General Land Office survey.

THIS CASE IS THE PROPERTY OF THE NATIONAL ARCHIVES AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM.

Accession No. 22501

●

1

**Proposed Zone**  
**Change 3.13 Acres**

STATE HIGHWAY 14

**INITIAL STUDY AND  
ENVIRONMENTAL CHECKLIST FORM**

1. **Project Title:**  
Initial Study, Negative Declaration, Zone Change 190
2. **Lead Agency Name and Address:**  
City of California City, 21000 Hacienda Blvd., California City, CA 93505
3. **Contact Person and Phone Number:**  
Planning Technician - Anu Doravari (760) 373-7141
4. **Project Location:**  
Parcel Number(s): 229-013-25  
Section 10, Township 32S, Range 36E  
State Highway 14 is on the east side of the property. Vacant / undeveloped land is to the west, south, and north of the property.
5. **Project Sponsor's Name and Address:**  
Deborah Vaupen, 1004 Pacific Street, Santa Monica, CA 90405
6. **General Plan Designation:**  
Open Space / Residential Agricultural
7. **Zoning:**  
Rezoned from O/RA to C5
8. **Description of the Project: (Describe the whole action involved, including but not limited to later phases of the project, and any secondary, support, or off-site features necessary for its implementation. Attach additional sheets if necessary)**  
Zone change 190 to change to the appropriate zoning. The property is currently zoned O / RA and will need to have a zone change to accommodate a future commercial center. The new zoning designation would be C5 – regional commercial. The property is an open field on the east side of State Highway 14.  
  
The project area is within the 1988-2028 city of California city redevelopment plan and project area environmental impact report (EIR) (sch#870019128). This project is consistent with the California city 2009-2028 general plan (sch#19922062069). The city's general plan is available on the city's website at [www.californiacity-ca.gov](http://www.californiacity-ca.gov) on the planning department's webpage under the public works department. All of these documents, including the 1988-2028 city of California City redevelopment plan and project area EIR are incorporated by reference and are also available for viewing at the city's planning department located at 21000 Hacienda Boulevard, California City, CA 93505-2293.
9. **Surrounding Land uses and Setting: (Briefly describe the project's surroundings)**  
The property is within the city's general plan. The property is adjacent to Highway 14 and all surrounding properties are O / RA zoned vacant land that does not include structures.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED: The environmental factors checked below ( ■ ) would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

	Aesthetics		Hazards & Hazardous Materials		Public Services
	Agriculture Resources		Hydrology/Water Quality		Recreation
	Air Quality		Land Use/Planning		Transportation/Traffic
	Biological Resources		Mineral Resources		Utilities/Service Systems
	Cultural Resources		Noise		Mandatory Findings of Significance
	Geology/Soils		Population/Housing		

DETERMINATION: (To be completed by the Lead Agency). On the basis of this initial evaluation:

I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.	X
I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.	
I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.	
I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect (1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and (2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.	
I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.	

Signature

Date

Craig Platt  
Printed Name

Planning Director  
Title

#### EVALUATION OF ENVIRONMENTAL IMPACTS:

- 1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in its explanation following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e. g. the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e. g. the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- 2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the lead agency has determined that a particular physical impact may occur, and then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation incorporated, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
- 4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section 17, "Earlier Analysis," may be cross-referenced).
- 5) Earlier analysis may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063 (c) (3) (D). In this case, a brief discussion should identify the following:
  - (a) Earlier Analysis Used. Identify and state where they are available for review.
  - (b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
  - (c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address the site-specific conditions for the project.
- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g. general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
- 7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.
- 9) The explanation of each issue should identify: (a) the significance criteria or threshold, if any, used to evaluate each question; and (b) the mitigation measure identified, if any, to reduce the impact to less than significant.

ISSUES AND SUPPORTING INFORMATION SOURCES	Potentially significant impacts	Less than significant with mitigation required	Less than significant impact	No impact
<b>1. A ESTHETICS.</b> Would the project:				
a) Have a substantial adverse effect on a scenic vista? No. The development will follow Development Standards.				X
b)Substantially damage scenic resources, including, but not limited to trees, rock outcroppings, and historic buildings within a state scenic highway. No. Property has no scenic resources or historic buildings. California City has no State Scenic Highways.				X
c)Substantially degrade the existing visual character or quality of the site and its surroundings? No. The development will follow Development Standards.				X
d)Create a new source of substantial light. No. Development will follow Lighting Standards.				X
<b>2. AGRICULTURE RESOURCES:</b> In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? No. Property is currently zoned as O / RA, Open Space / Residential Agriculture and there is no farming in the area.				X
b)Conflict with existing zoning for agricultural use, or a Williamson Act contract? No. Property is currently zoned as O / RA, Open Space / Residential Agriculture and is not under the Williamson Act contract.				X
c)Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use? No. The requested change in zoning designation will not affect the agricultural use of the property.				X
<b>3. AIR QUALITY:</b> Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:				
a)Conflict with or obstruct implementation of the applicable air quality plan? No. The project is for re-zoning to a regional commercial zone for future development that will include a recreational vehicle sales lot, a convenient store, and other retail commercial spaces for rent.			X	
b)Violate any air quality standard or contribute substantially to an existing or projected air quality violation? No. The project is for re-zoning to a regional commercial zone for future development that will include a recreational vehicle sales lot, a convenient store, and other retail commercial spaces for rent.			X	

c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)? No. The project is for re-zoning to a regional commercial zone for future development that will include a recreational vehicle sales lot, a convenient store, and other retail commercial spaces for rent.			X	
d) Expose sensitive receptors to substantial pollutant concentrations? No. The project is for re-zoning to a regional commercial zone for future development that will include a recreational vehicle sales lot, a convenient store, and other retail commercial spaces for rent.			X	
e) Create objectionable odors affecting a substantial number of people? No. The project is for re-zoning to a regional commercial zone for future development that will include a recreational vehicle sales lot, a convenient store, and other retail commercial spaces for rent.			X	
<b>4. BIOLOGICAL RESOURCES.</b> Would the project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife (CDFW) or U. S. Fish and Wildlife Service (USFWS)? Desert tortoises may occur in adjacent properties, and the vegetation within the study area offers a potential nesting habitat for migratory birds. However, the necessary studies and will be done prior to development, per the Biological Resource Assessment of APN 225-013-25, dated 10/29/2017. As noted in the Biological Resource Assessment for this property, this project is not expected to result in a significant adverse impact to biological resources.				X
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Wildlife or U. S. Fish and Wildlife Service? No per the Biological Resource Assessment of APN 225-013-25, dated 10/29/2017. This project is not expected to result in a significant adverse impact to biological resources.				X
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? No. There are no wetlands within the project area.				X
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites? Desert tortoises may occur in adjacent properties, and the vegetation within the study area offers a potential nesting habitat for migratory birds. However, the necessary studies and will be done prior to development, per the Biological Resource Assessment of APN 225-013-25, dated 10/29/2017. As noted in the Biological Resource Assessment for this property, this project is not expected to result in a significant adverse impact to biological resources.				X
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? No per the Biological Resource Assessment of APN 225-013-25, dated 10/29/2017. This project is not expected to result in a significant adverse impact to biological resources.				X

<b>5. CULTURAL RESOURCES. Would the project:</b>				
a) Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5? No. If a historical resource is found during excavation, all work would be suspended until the area has been thoroughly examined.				X
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5? No. If an archeological resource is found during excavation, all work would be suspended until the area has been thoroughly examined.				X
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? No. If a unique paleontological resource or site or unique geologic feature is found during excavation, all work would be suspended until the area has been thoroughly examined.				X
d) Disturb any human remains, including those interred outside of formal cemeteries? No. If any human remains are found during excavation, all work would be suspended until the area has been thoroughly examined.				X
<b>6. GEOLOGY AND SOILS. Would the project</b>				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42. No. The Muroc Fault traverses the southeastern portion of the City. This fault has not demonstrated Holocene movement during the past 11,000 years and, therefore, is not classified as an active or potentially active fault (reference page 6-3 of the City's General Plan, source Geological Hazards Study, April 2003). However, seismic ground shaking, seismic-related ground failure, including liquefaction could occur without warning in any location in the state of California.				X
ii) Strong seismic ground shaking? No. However, seismic ground shaking, seismic-related ground failure, including liquefaction could occur without warning in any location in the state of California.				X
iii) Seismic-related ground failure, including liquefaction? No. Approved under EIR for 40 year docs. RDA project area. However, seismic ground shaking, seismic-related ground failure, including liquefaction could occur without warning in any location in the state of California.				X
iv) Landslides? No. Landslides are highly unlikely due to the flat terrain. Landslides are highly unlikely due to the terrain of the City (General Plan – Figure 6-3).				X
b) Result in substantial soil erosion or the loss of topsoil? No. Soils report not required at this time.				X
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse? No. The parcel is flat.				X



d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property? No. The parcel is flat.				X
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water? No. The parcel is flat.				X
<b>7. HAZARDS AND HAZARDOUS MATERIALS. Would the project:</b>				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? No. The project is for re-zoning to a regional commercial zone for future development that will include a recreational vehicle sales lot, a convenient store, and other retail commercial spaces for rent.				X
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? No. The project is for re-zoning to a regional commercial zone for future development that will include a recreational vehicle sales lot, a convenient store, and other retail commercial spaces for rent.				X
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? No. The project is for re-zoning to a regional commercial zone for future development that will include a recreational vehicle sales lot, a convenient store, and other retail commercial spaces for rent.				X
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? No. According to the Cortese List, there are no hazardous material sites in the City of California City.				X
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area? No. Although the property site is within the 5 mile radius of a public airport, the property will be used for a recreational vehicle sales lot, a convenient store, and other retail commercial spaces for rent.				X
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area? No. There are no private airstrips within the jurisdictional boundaries of the City.				X
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? No. This is a land use change. The City's General Plan Land Use, Circulation, Safety, Open Space and Conservation Element's Goals, Policies, and Implementation Measures apply. Will satisfy all Fire Department and Building Department requirements.				X
h) Expose people or structures to a significant risk of loss, injury or death including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands? The property will be used for regional commercial development:				X

a recreational vehicle sales lot, a convenient store, and other retail commercial spaces.				
<b>8. HYDROLOGY AND WATER QUALITY. Would the project:</b>				
a) Violate any water quality standards or waste discharge requirements? No. Project would be designed to required specifications.				X
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)? The property will be used for a recreational vehicle sales lot, a convenient store, and other retail commercial spaces for rent.				X
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site? No. A storm water drainage system will be planned to accommodate future development and retained onsite.				X
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site? No. A storm water drainage system will be planned to accommodate the project and retained onsite.				X
e) Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff? No. A storm water drainage system will be planned to accommodate the project and retained onsite.				X
f) Otherwise substantially degrade water quality? No. A storm water drainage system will be planned to accommodate the project.				X
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map? No. No housing will be developed on this property.				X
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows? No. Per the FEMA Flood Insurance Rate Map Panel 2925 of 4125 which (included in this submission for reference) shows that the property is not within the 100 year flood zone hazard area.				X
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam? No. Per the FEMA Flood Insurance Rate Map Panel 2925 of 4125 which is (included in this submission for reference) shows that the property is not within the 100 year flood zone hazard area.				X
j) Inundation by seiche, tsunami, or mudflow? No. The project is not near a large body of water.				X

<b>9. LAND USE AND PLANNING.</b> Would the project:				
a) Physically divide an established community? No. There are no communities sharing boundaries with the property.				X
b) Conflict with any applicable land use plan, policy or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect? No. Part of the 199 – 2028 City of California City Redevelopment Plan Project Area Environmental Impact Report (EIR) (SCH #871109128). This project is consistent with the City's adopted 2009 – 2028 General Plan. (SCH #1992062069).				X
c) Conflict with any applicable habitat conservation plan or natural communities' conservation plan? No per the Biological Resource Assessment of APN 225-013-25, dated 10/29/2017. This project is not expected to result in a significant adverse impact to biological resources.				X
<b>10. MINERAL RESOURCES.</b> Would the project:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state? No. There are no known mineral resources in the City according to the City's General Plan Land Use, Safety, Open Space and Conservation Elements, SCH #1992062069.				X
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan? No. There are no locally-important mineral resource recovery sites delineated on a local general plan, specific plan or other land use plan in the City according to the City's General Plan Land Use, Safety, Open Space and Conservation Elements, SCH #1992062069.				X
<b>11. NOISE.</b> Would the project result in:				
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? No. The property is located near Highway 14, in a rural area, surrounded by vacant lots.				X
b) Exposure of persons to or generation of excessive ground borne vibration or ground borne noise levels? No. It will be used for regional commercial development: a RV sales lot, convenient store, and other retail commercial spaces for rent.				X
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? No. It will be used for regional commercial development: a recreational vehicle sales lot, a convenient store, and other retail commercial spaces for rent.				X
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project? No. It will be used for regional commercial development: a RV sales lot, a convenient store, etc.			X	
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? No. Project is within 5 miles of the City's Municipal Airport. No additional over flight noise is expected other than what is customary.				X

f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels? No. There are no private airstrips within the City.			X	
<b>12. POPULATION AND HOUSING.</b> Would the project:				
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)? No. The property will be used as a regional commercial for RV sales, convenience store, and other retail commercial spaces for rent.				X
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? No. There are no existing housing in this area. It is vacant land. Currently zoned O / RA, Open Space / Residential Agriculture. The rezoning to C5 regional commercial would make better use of the property.				X
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere? No. Currently vacant land and will not displace people.				X
<b>13. PUBLIC SERVICES.</b> Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
a) Fire protection? No. Commercial buildings will be equipped with sprinkler systems; installation of commercial fire hydrants will be required at a distance specified by the distance specified by the California City Fire Department.				X
b) Police protection? No. Will be consistent with what is planned in the General Plan.				X
c) Schools? No. This will be a regional commercial development.				X
d) Parks? No. This will be a regional commercial development.				X
e) Other public facilities? No. The project area will increase revenue for the City.				X
<b>14. RECREATION.</b>				
a) Would the project increase the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? Potentially. Currently the area is vacant land. The zone change is consistent with City's general plan for the area.				X

b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment? No. It is for regional commercial development: an RV sales lot, convenience store, and other commercial spaces for rent.				X
<b>15. TRANSPORTATION/TRAFFIC.</b> Would the project:				
a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)? No. It is a regional commercial development: a recreational vehicle sales lot, a convenient store, and other retail commercial spaces for rent.				X
b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways? Potentially. However, it is consistent with City's general plan.				X
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that result in substantial safety risks? No. It is a regional commercial development.				X
d) Substantially increase hazards to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e. g. farm equipment)? No. Changes are proposed to the approved transportation system.				X
e) Result in inadequate emergency access? No. Changes are proposed to the approved transportation system. Access roads will be included in future plans.				X
f) Result in inadequate parking capacity? No. Parking areas will be included in future development plans.				X
g) Conflict with adopted policies supporting alternative transportation (e.g., bus turnouts, bicycle racks)? No. Parking areas will be included in future development plans.				X
<b>16. TRIBAL CULTURAL RESOURCES.</b> Would the project cause a substantial adverse change in the significance of a Tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American Tribe, and that is:				
a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k). No. This property is not associated with a Tribal Plan. If a tribal cultural item, place, or other resource is found during excavation/construction, all work would be suspended until the area has been thoroughly examined.				X
b) A resource determined by the lead agency, in its discretion and is supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code section 5024.1 for the purposes of this paragraph, the lead agency shall consider the significance of the resource to a California Native American Tribe. No. This property is not associated with a Tribal Plan. If a tribal cultural item, place, or other resource is found during excavation/construction, all work would be suspended until the area has been thoroughly examined.				X

<b>17. UTILITIES AND SERVICE SYSTEMS. Would the project:</b>				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board? No. See Page 1, #8, Paragraph 2 of this document. Septic systems are proposed.				X
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? No. See Page 1, #8, Paragraph 2 of this document. Septic systems are proposed.				X
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? No. Drainage will be retained onsite.				X
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? Existing, new, or expanded water supply entitlements and resources are or will be consistent with the City's plan. The lot will be developed for regional commercial use.				X
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments? No. The project site will have septic systems.				X
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs? No impact. The project site will have septic systems.				X
g) Comply with federal, state, and local statutes and regulations related to solid waste? No impact. Development will comply with federal, state, and local statutes and regulations related to solid waste. The City will review and approve each phase of the development.				X
<b>18. MANDATORY FINDINGS OF SIGNIFICANCE.</b>				
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory? No. See Initial Biota Study and answers above. The project is not expected to result in a significant adverse impact.				X
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)? No. Zone change from O/RA to C5.				X

c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly? No. Zone change from O/RA to C5.				X
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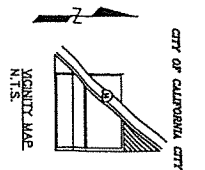
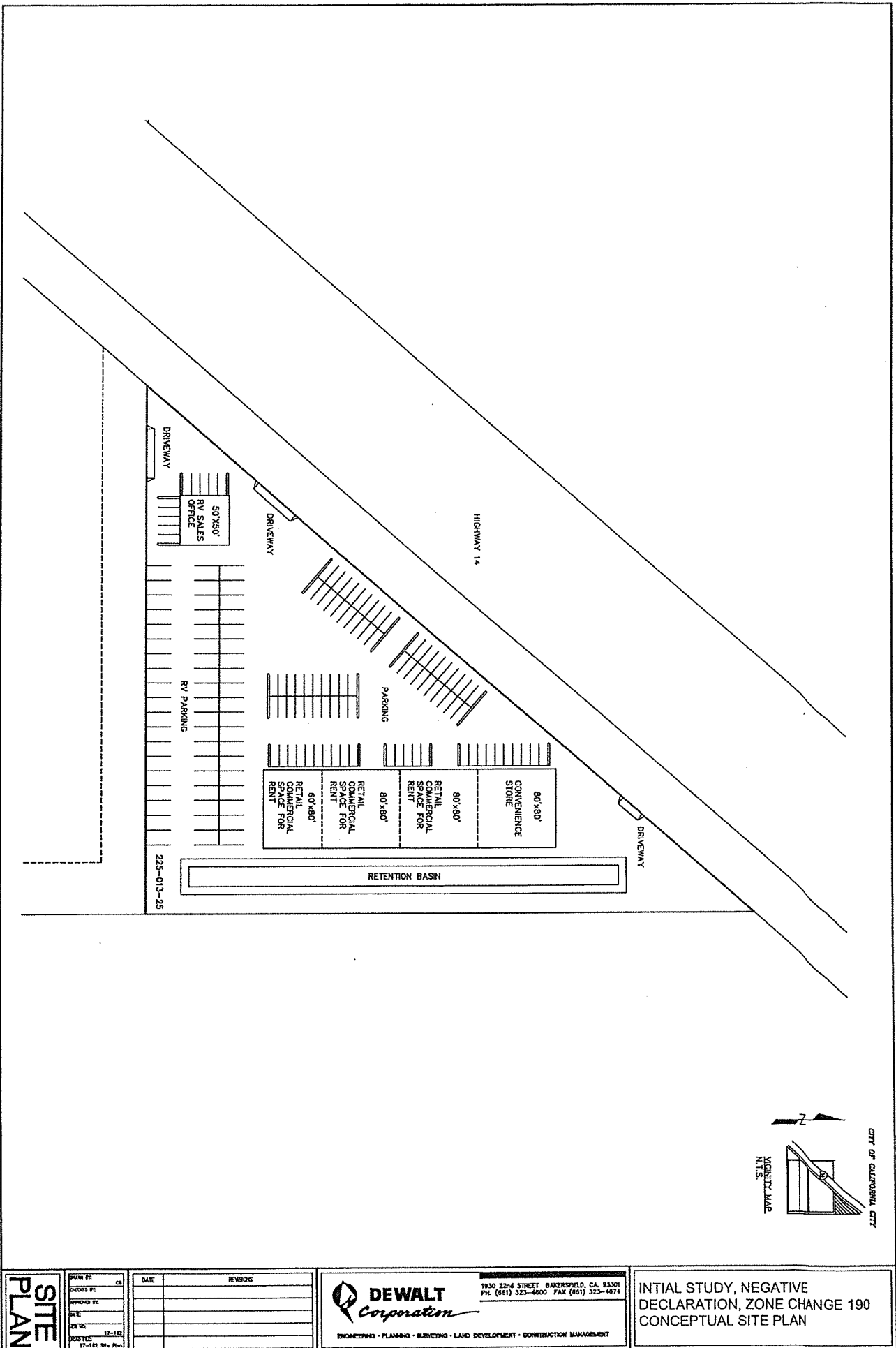




25-013-25  
Change

Google Earth





<b>SITE PLAN</b>	DATE	REVISION
	DESIGNED BY	
	DRAWN BY	
	CHECKED BY	
	DATE	17-182

DATE	REVISION

**DEWALT Corporation**  
 ENGINEERING • PLANNING • SURVEYING • LAND DEVELOPMENT • CONSTRUCTION MANAGEMENT

1930 22nd STREET BAKERSFIELD, CA 93301  
 PH. (801) 323-4800 FAX (801) 323-4874

INITIAL STUDY, NEGATIVE DECLARATION, ZONE CHANGE 190  
 CONCEPTUAL SITE PLAN





**PLANNING COMMISSION**  
**MEETING DATE: March 20, 2018**

PH: 2

**TO:** Planning Commission

**FROM:** Planning Director

**MEETING DATE:** March 20, 2018

**MEETING PLACE:** Council Chambers at City Hall, 21000 Hacienda Boulevard, California City, California, 93505

**SUBJECT:** Public Hearing to consider a Lot Merger (LM-17-03) to merge three consecutive properties into one parcel for the purpose of creating a shopping center. The proposed project is located along California City Boulevard between 91<sup>st</sup> Street and 94<sup>th</sup> Street (APN 208-260-27), (APN 208-260-28), (APN 208-260-29). The applicant is Dennis Gootrad.

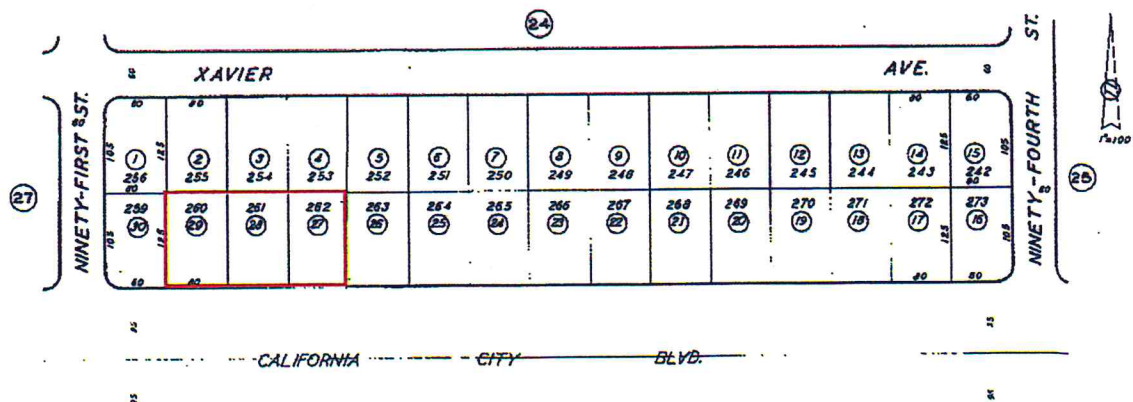
**PLANNING COMMISSION ACTION:**

The City staff recommends that the Planning Commission recommend that the City Council:

1. Approve Lot Merger LM 17-03, and
2. Adopt LM 17-03 Certificate of Compliance

Figure 1: APN Map | LM 17-03 |

208-26 TRACT 2305 SCHOOL DIST. 11-19 208-26



AK205

Note: This map is for informational purposes only. It is not to be used as a legal document or evidence in any court of law.

## **PROJECT DESCRIPTION:**

The applicant proposes to merger three consecutive commercial zoned lots into one parcel to be used for a retail shopping center. The lots are approximately 10, 000 sq.ft. each and are zoned C3 – Commercial Office. The applicant went through Staff Development Review SDR 17-02 & SDR 17-07 for conceptual review of the shopping center and will provide engineered plans upon approval of the Lot Merger LM 17-03. The occupancy rating is currently A2, B and M.

**APPLICANT:** Dennis Gootrad, 543 Country Club Dr., #B-412, Simi Valley, CA. 93065.

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## **BACKGROUND:**

The Planning Commission is requested to review and approve the lot merger of three commercial zoned lots into one parcel for the purpose of creating a shopping center. The property is located along California City Boulevard between 91<sup>st</sup> Street and 94<sup>th</sup>. The proposed lot merger is located within the City's C-3, (Commercial Office) zone.

Mr. Gootrad completed Staff Development Review (SDR 17-07) on Tuesday, May 30<sup>th</sup>, 2017. The Contract City Engineer, Jerry Helt has reviewed all documentation and deemed Lot Merger 17-03 to be complete and ready to proceed to public hearing. The property is currently vacant. A Certificate of Compliance will be recorded at the County following approval for LM 17-03 by the Planning Commission.

The **California City Municipal Code Section. 9-3.602.** – Mergers, provides basic guidelines for Lot Mergers. A parcel or unit may be merged with a contiguous parcel or unit held by the same owner if any one of the contiguous parcels or units held by the same owner does not conform to standards for minimal parcel size and the following requirements are satisfied:

1. At least one of the affected parcels is undeveloped by any structure for which a building permit was issued or for which a building permit was not required at the time of construction, or is developed with only an accessory structure or accessory structures, or is developed with a single structure, other than an accessory structure, that is also partially situated on a contiguous parcel or unit; and
2. With respect to an affected parcel, one or more of the following conditions exist:
  - (a) comprises less than five thousand (5,000) sq. ft. in area at the time of the determination of merger;
  - (b) Was not created in compliance with applicable laws and ordinances in effect at the time of its creation;
  - (c) Does not meet current standards for sewage disposal and domestic water supply;
  - (d) Does not meet slope stability standards;
  - (e) Has no legal access which is adequate for vehicular and safety equipment access and maneuverability;
  - (f) Its development would create health or safety hazards; or
  - (g) Is consistent with applicable general plan and applicable specific plans other than minimum lot size and density standards



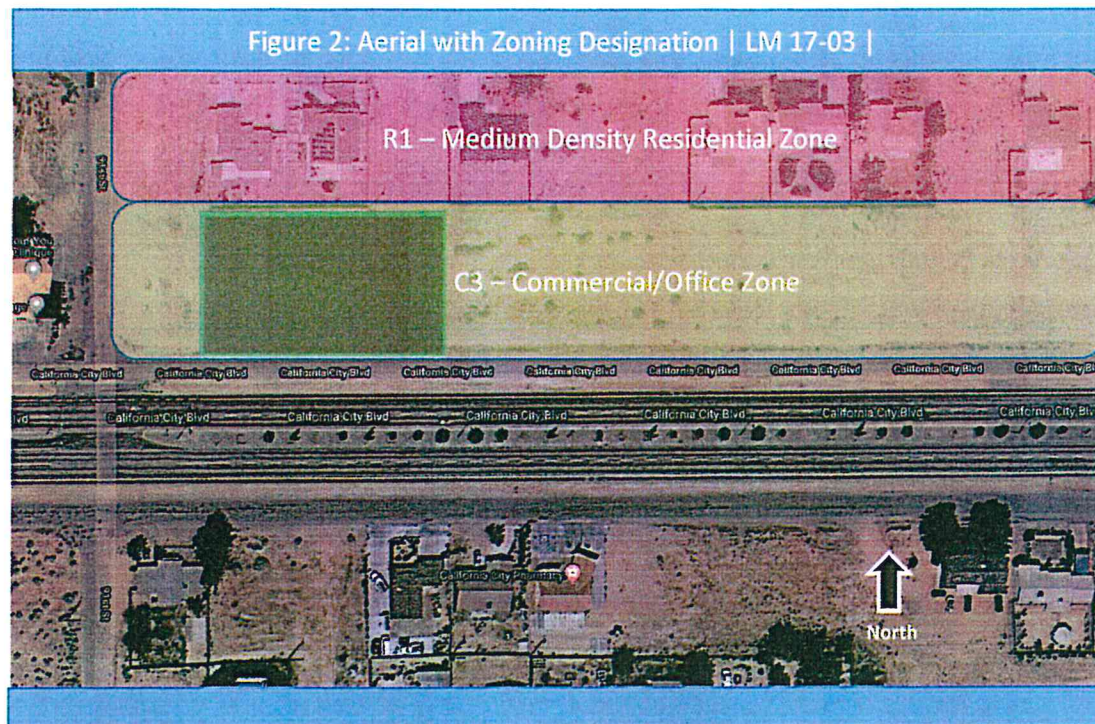


Figure 2 above represents the aerial view of the proposed project with corresponding zoning designations demonstrated on the map.

#### **PUBLIC HEARING NOTICES:**

Staff Mailed out 66 letters to affected property owners on Thursday, March 1, 2018, ten (10) days prior to the meeting and published the public hearing notice in the local newspaper of general circulation on Friday, March 9, 2018.

The public hearing notice was published in the *Mojave Desert News* on March 09, 2018 and also posted in three public places on or before March 20, 2018. Also, On March 7, 2018 sixty-six letters announcing the March 20, 2018 public hearing were mailed to individuals owning property within 300 feet of the project site.

**ENVIRONMENTAL ACTION:** this project meets California Environmental Quality Act (CEQA) as a Categorical Exemption under Section 15305, Class 5, (a), Minor Alterations in Land Use Limitations.

**RECOMMENDATION:** That the Planning Commission approve Lot Merger LM 17-03 and approve Certificate of Compliance attached as (*Attachment 1 & 2*)

#### **Attachments:**

1. Certificate of Compliance
2. Lot Merger Maps before and after merger



**RECORDING REQUESTED BY AND FOR  
THE BENEFIT OF THE CITY OF  
CALIFORNIA CITY, AND WHEN RECORDED  
MAIL TO:**

City of California City  
Planning Department Secretary  
California City – City Hall  
21000 Hacienda Boulevard  
California City, CA 93505

Lot Merger No. 17-03

Space above Line for Recorder's Use

**CERTIFICATE OF COMPLIANCE**  
(Subdivision Map Act Sections 66412(d), and 66499.35)

Being a Merger of Lot 260, 261 and 262 of Tract 2305, Recorded July 5, 1961 in Book 12 of Maps, Page 16 in the Office of Kern County Recorder, State of California, lying within the Southwest quarter of Section 24, T.32 South, R.37 East. M.D.B and M.

The owners of the herein described parcels are:

Assessor's Parcel Numbers	Property Owner/s
208-260-27	Dennis Gootrad and Audrey Gootrad, Trustees of the Gootrad Family Trust
208-260-28	
208-260-29	

This certificate is issued for two (3) parcels.

Said parcels of land being situated in the City of California City, County of Kern, State of California are more particularly described as follows:

See Attached Maps and Legal Descriptions

The undersigned City Engineer of the City of California City, hereby certifies that the Lot Merger for the herein described parcels of land comply with the provisions of the Subdivision Map Act of the State of California regulating divisions of land.

Notice: The recordation of this document certifies that the above-described parcels comply with the Subdivision Map Act only, and should not be interpreted as the sole requirement for obtaining construction permits.

\_\_\_\_\_  
Gerald F. Helt  
City Engineer – City of California City

Dated \_\_\_\_\_

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA  
COUNTY OF KERN

On \_\_\_\_\_ before me, \_\_\_\_\_, personally appeared \_\_\_\_\_, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

\_\_\_\_\_  
Signature of Notary Public

(Notary Seal)

EXEMPT FROM TAX STATEMENTS



WHEN RECORDED MAIL TO  
AND MAIL TAX STATEMENTS TO:

DENNIS GOOTRAD  
543 COUNTRY CLUB DR, #B-412  
SIMI VALLEY, CA 93065

Space Above This Line for Recorder's Use

APNs 208-260-27, 28 & 29

**CALIFORNIA GRANT DEED**

**Exemption 4: Deed to confirm title already vested in the Grantee**

THE UNDERSIGNED GRANTOR(S) DECLARE(S) DOCUMENTARY TRANSFER TAX is \$ \_\_\_\_\_

- ☐ - Computed on full value of property conveyed, or  
☐ - Computed on full value of items or encumbrances remaining at time of sale,  
☐ - Unincorporated area; ☒ - City Of California City

Dated: \_\_\_\_\_

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **DENNIS GOOTRAD and AUDREY GOOTRAD, Trustees of the GOOTRAD FAMILY TRUST Dated September 26, 1991** ("Grantor"),

hereby Grants all the rights, title and interest to,

**DENNIS GOOTRAD and AUDREY GOOTRAD, Trustees of the GOOTRAD FAMILY TRUST Dated September 26, 1991** ("Grantee"),

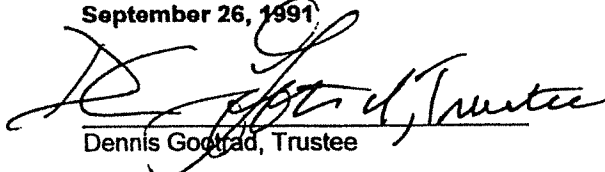
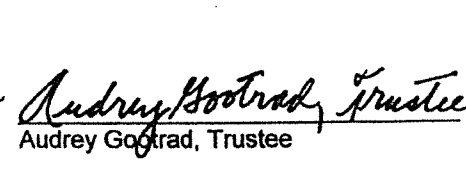
The following described real property in the City of California City, County of Kern, State of California:

**SEE ATTACHED EXHIBIT "A"**

THIS GRANT DEED IS BEING RECORDED PURSUANT TO LOT MERGER NO. LM 17-03 AS  
APPROVED BY THE CITY OF CALIFORNIA CITY.

IN WITNESS WHEREOF, Grantor has executed and delivered this General Warranty Deed of the day  
and year first above written.

**DENNIS GOOTRAD and AUDREY GOOTRAD, Trustees of the GOOTRAD FAMILY TRUST Dated  
September 26, 1991**

 Dennis Gootrad, Trustee  Audrey Gootrad, Trustee

**NOTE: ALL SIGNATURES MUST BE NOTARIZED**

*please see attached*

EXHIBIT 'A'

LOT MERGER NO. LM 17-03

LEGAL DESCRIPTION OF EXISTING PARCELS

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF CALIFORNIA CITY, COUNTY OF KERN, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

LOTS 260, 261 AND 262 OF TRACT 2305, IN THE COUNTY OF KERN, STATE OF CALIFORNIA, AS PER MAP FILED JULY 5, BOOK 12 PAGES 14-16 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

SEE SHEET 2 FOR PLAT OF EXISTING PARCELS.

PREPARED BY:

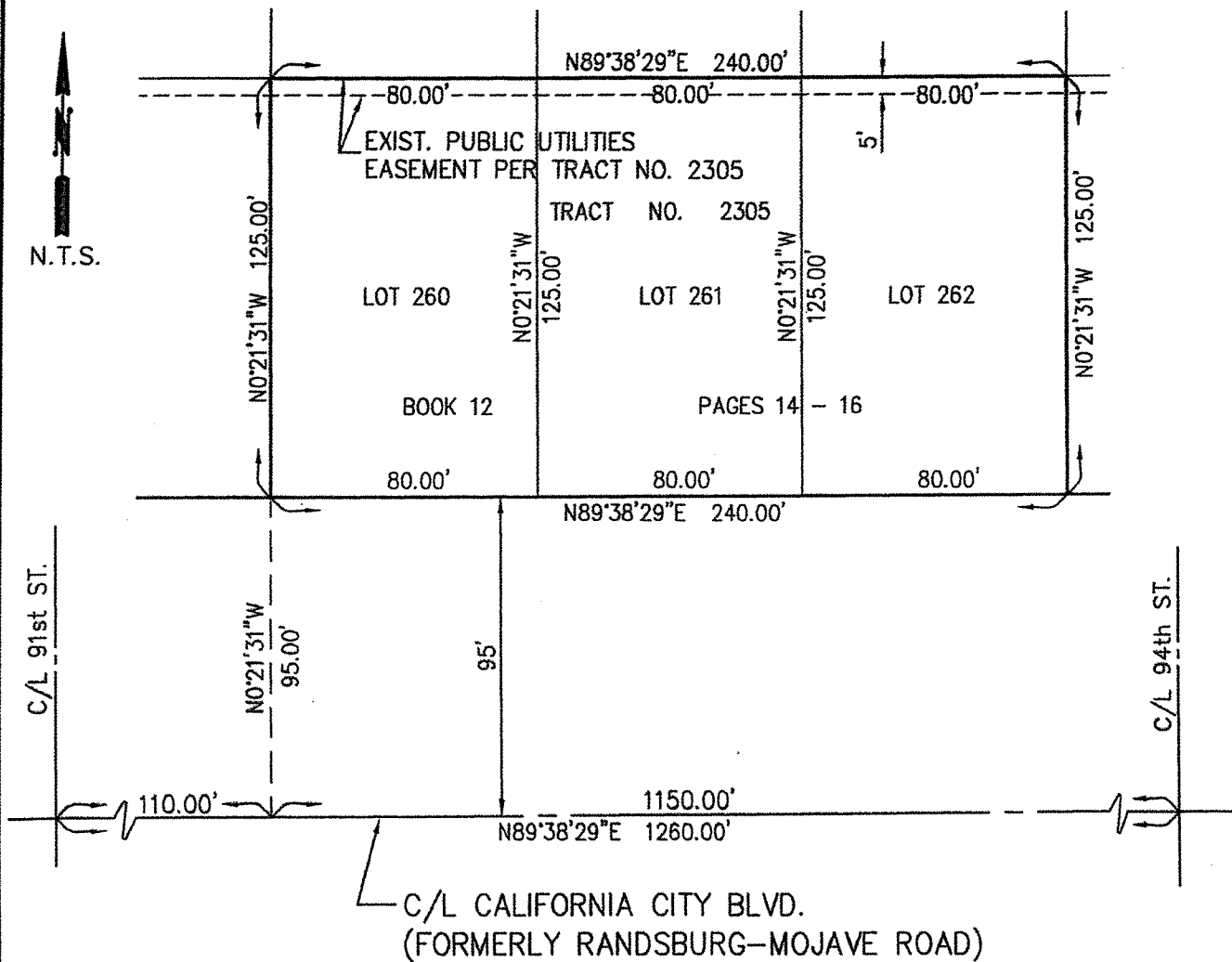
ANTELOPE VALLEY ENGINEERING, INC.  
129 WEST PONDERA STREET  
LANCASTER, CA. 93534  
(661)948-0805

W.R. Gorman 1/17/2018  
W.R. GORMAN DATE  
L.S. NO. 8767 EXP.: 12/31/18



EXHIBIT 'A' (CONT'D)  
LOT MERGER NO. LM 17-03  
PLAT OF EXISTING PARCELS

NOTE: THIS MAP IS PROVIDED FOR ILLUSTRATIVE PURPOSES ONLY



PROPERTY OWNER:  
 DENNIS GOOTRAD  
 543 COUNTRY CLUB DR. #B-412  
 SIMI VALLEY, CA. 93065

PREPARED BY:  
 ANTELOPE VALLEY ENGINEERING, INC.  
 129 WEST PONDERA STREET  
 LANCASTER, CA. 93534  
 (661)948-0805

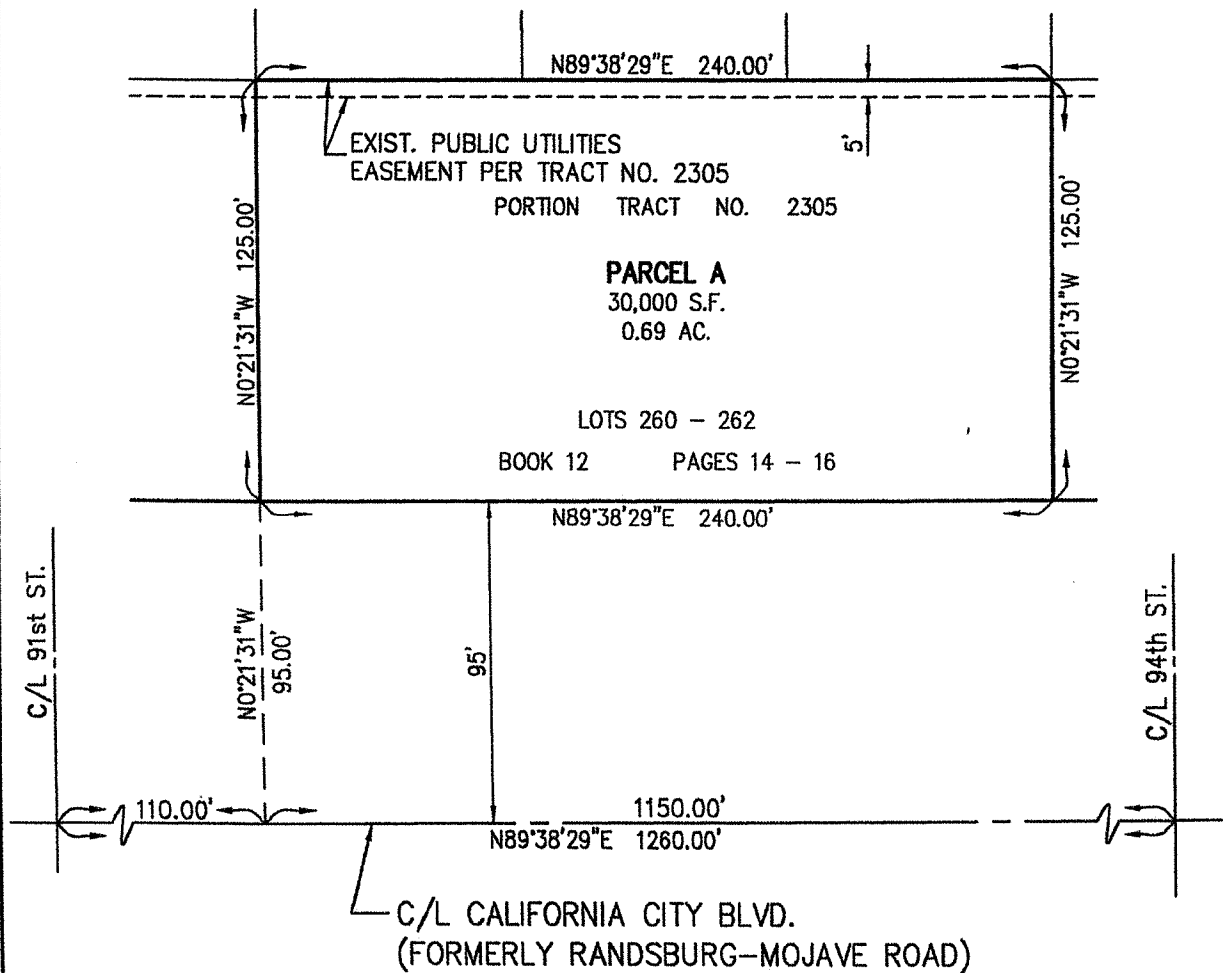
BASIS OF BEARINGS:  
 THE BEARINGS SHOWN HEREON ARE  
 BASED ON THE BEARING OF N89°38'29"E  
 FOR THE CENTERLINE OF CALIFORNIA CITY  
 BLVD. (FORMERLY RANDSBURG-MOJAVE  
 ROAD) AS SHOWN ON TRACT NO. 2305,  
 BOOK 12, PAGES 14-16 OF MAPS.

W.R. GORMAN DATE  
 L.S. NO. 8767 EXP.: 12/31/18



**EXHIBIT 'B' (CONT'D)**  
**LOT MERGER NO. LM 17-03**  
**PLAT OF MERGED PARCELS**

NOTE: THIS MAP IS PROVIDED FOR ILLUSTRATIVE PURPOSES ONLY



**PROPERTY OWNER:**  
DENNIS GOOTRAD  
543 COUNTRY CLUB DR. #B-412  
SIMI VALLEY, CA. 93065

**PREPARED BY:**  
ANTELOPE VALLEY ENGINEERING, INC.  
129 WEST PONDERA STREET  
LANCASTER, CA. 93534  
(661)948-0805

**BASIS OF BEARINGS:**  
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ROAD) AS SHOWN ON TRACT NO. 2305,  
BOOK 12, PAGES 14-16 OF MAPS.

*W.R. Gorman* 1/8/2018  
W.R. GORMAN DATE  
L.S. NO. 8767 EXP.: 12/31/18



EXHIBIT 'B'

LOT MERGER NO. LM 17-03

LEGAL DESCRIPTION OF MERGED PARCELS

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF CALIFORNIA CITY, COUNTY OF KERN, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

LOTS 260, 261 AND 262 OF TRACT 2305, TOGETHER AS ONE LOT, IN THE COUNTY OF KERN, STATE OF CALIFORNIA, AS PER MAP FILED JULY 5, 1961 IN BOOK 12, PAGES 14 TO 16 INCLUSIVE, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

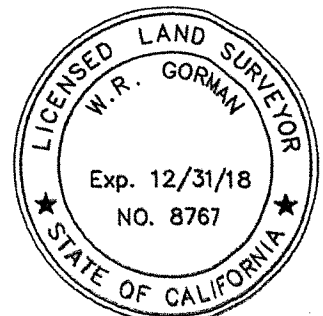
THE BOUNDARY LINES AS SHOWN ON SAID MAP DIVIDING THE THREE (3) LOTS IS HEREBY DELETED SO AS TO MERGE THE LOTS INTO ONE PARCEL.

CONTAINING 30,000 SQ. FT., MORE OR LESS

SHOWN AS 'PARCEL A' ON SHEET 2 - 'PLAT OF MERGED PARCELS'.

PREPARED BY:  
ANTELOPE VALLEY ENGINEERING, INC.  
129 WEST PONDERA STREET  
LANCASTER, CA. 93534  
(661)948-0805

W.R. Gorman 1/17/2018  
W.R. GORMAN DATE  
L.S. NO. 8767 EXP.: 12/31/18



**EXHIBIT "A"**  
Legal Description

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF CALIFORNIA CITY, COUNTY OF KERN, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

LOTS 260, 261 AND 262 OF TRACT 2305, TOGETHER AS ONE LOT, IN THE COUNTY OF KERN, STATE OF CALIFORNIA, AS PER MAP FILED JULY 5, 1961 IN BOOK 12, PAGES 14 TO 16 INCLUSIVE, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

THE BOUNDARY LINES AS SHOWN ON SAID MAP DIVIDING THE THREE (3) LOTS IS HEREBY DELETED SO AS TO MERGE THE LOTS INTO ONE PARCEL.

SAID ABOVE DESCRIBED PROPERTY SHOWN AS 'PARCEL A' IN LOT MERGER NO. LM 17-03 RECORDED \_\_\_\_\_, \_\_\_\_\_, 2018 AS INSTRUMENT NO. \_\_\_\_\_ OF OFFICIAL RECORDS.

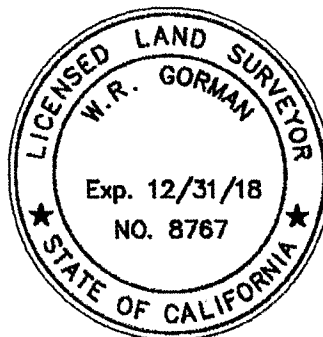
CONTAINING 30,000 SQ. FT., MORE OR LESS

EXCEPT ONE-HALF OF ALL OIL, GAS AND OTHER MINERALS CONTAINED WITHIN THE PROPERTY ABOVE DESCRIBED, WHETHER NOW KNOWN TO EXIST OR HEREAFTER DISCOVERED, RESERVED BY M & R SHEEP COMPANY, A CO-PARTNERSHIP COMPOSED OF G. MENDIBURU AND OSCAR RUDNICK, RECORDED JULY 16, 1958 IN BOOK 2979 PAGE 217 OF OFFICIAL RECORDS, WHICH DEED PROVIDES TOGETHER WITH THE RIGHT TO PRODUCE, MINE, EXTRACT, AND REMOVE OIL, GAS AND OTHER MINERALS UPON, FROM AND THROUGH SAID PROPERTY, BUT UNLESS GRANTEE, ITS SUCCESSORS AND ASSIGNS SHALL GIVE WRITTEN CONSENT TO THE DRILLING OF WELLS UPON THE SURFACE OF SAID LAND, ALL OF THE FOREGOING RIGHTS SHALL BE EXERCISED ONLY BY THE DRILLING OF WELLS OR CONDUCTING OPERATIONS INTO AND THROUGH SAID PROPERTY AT DEPTHS BELOW 500 FEET FROM LOCATIONS ON ADJACENT OR NEIGHBORING LANDS, IN SUCH MANNER AS NOT TO DISTURB THE SURFACE (OR THE FIRST 500 FEET OF THE SUBSURFACE) OF SAID PROPERTY OR ANY IMPROVEMENTS LOCATED UPON THE SURFACE THEREOF.

ALSO EXCEPT ONE-FOURTH OF ALL, OIL, GAS AND OTHER MINERALS BUT WITHOUT THE RIGHT TO ENTER ANY PORTION OF SAID LAND LYING ABOVE A DEPTH OF 500 FEET BELOW THE SURFACE THEREOF, IN AND UNDER SAID LAND AS GRANTED TO CALIFORNIA CITY DEVELOPMENT COMPANY, A CALIFORNIA CORPORATION, TRUSTEE, IN DEED RECORDED AUGUST 26, 1959 IN BOOK 3183 PAGE 296 OF OFFICIAL RECORDS.

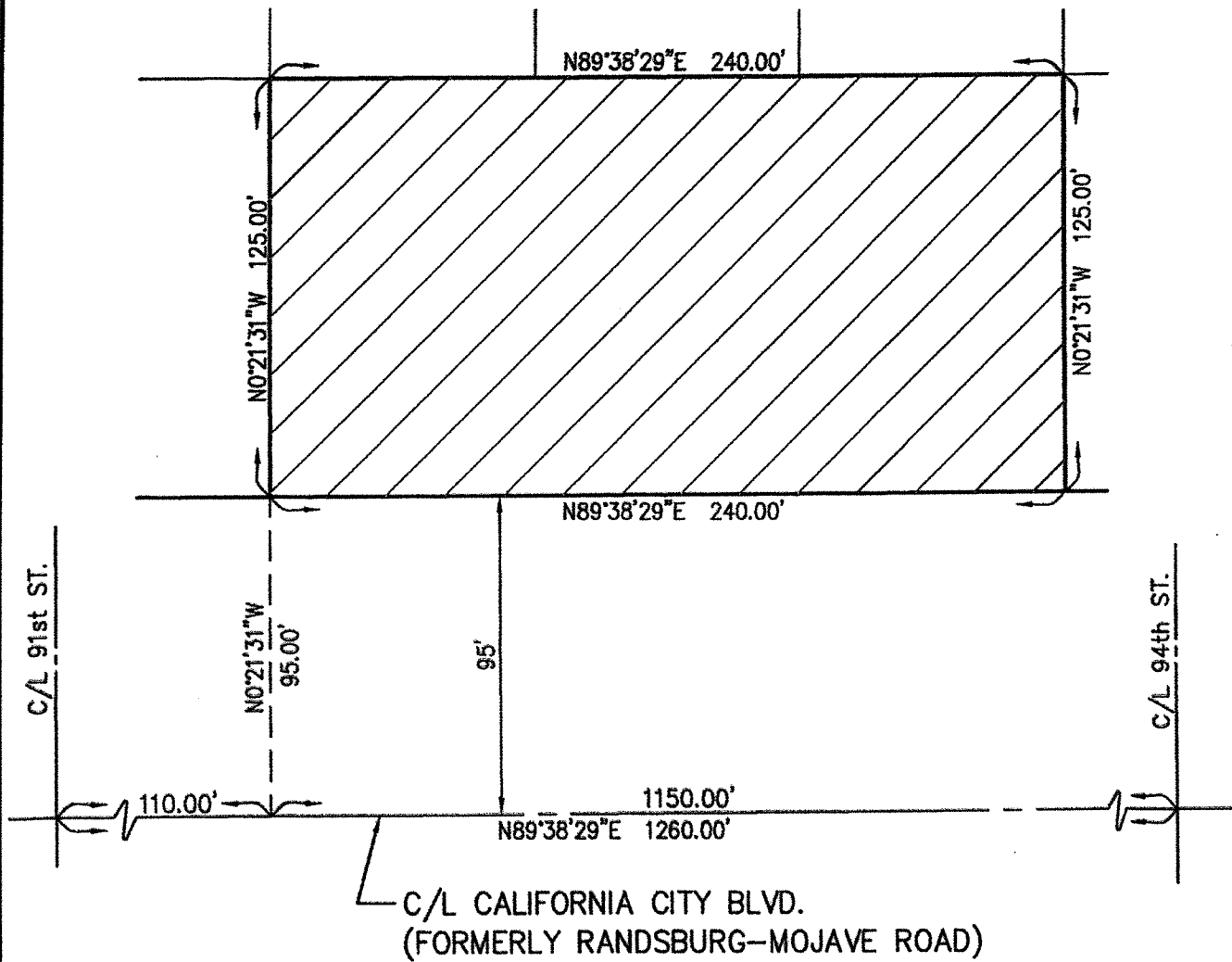
PREPARED BY:  
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(661)948-0805

W.R. Gorman      1/8/2018  
W.R. GORMAN      DATE  
L.S. NO. 8767      EXPIRES 12/31/18

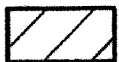


# EXHIBIT "B"

## PLAT



### LEGEND



INDICATES THE LAND DESCRIBED  
AS PART OF THIS GRANT DEED

### BASIS OF BEARINGS:

THE BEARINGS SHOWN HEREON ARE  
BASED ON THE BEARING OF N89°38'29"E  
FOR THE CENTERLINE OF CALIFORNIA CITY  
BLVD. (FORMERLY RANDSBURG-MOJAVE  
ROAD) AS SHOWN ON TRACT NO. 2305,  
BOOK 12, PAGES 14-16 OF MAPS.

NOTE: THIS MAP IS PROVIDED FOR ILLUSTRATIVE PURPOSES ONLY







**PLANNING COMMISSION**  
**MEETING DATE: March 20, 2018**

Discussion  
Item

**TO:** Planning Commission

**FROM:** Public Works Director / Planning Director

**MEETING DATE:** March 20, 2018

**MEETING PLACE:** the Council Chambers at City Hall, 21000 Hacienda Boulevard,  
California City, California, 93505

**SUBJECT:** Discuss Zone Change Application on request of the Property Owner

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**PLANNING COMMISSION ACTION:**

Discuss the zone change to a number of properties throughout the City  
from O/RA to M1.

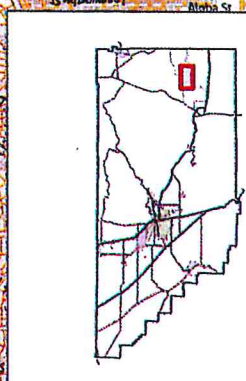
**APPLICANT:** Edward Borna.

**BACKGROUND:**

Edward Borna would like to do a zone change on 17 different lots for medical cannabis use. The APN's for those lots are 225-203-30, 225-203-11, 350-040-17, 350-040-20, 350-040-19, 227-010-08, 214-230-05, 214-230-06, 214-230-07, 214-230-08, 272-310-01, 272-310-02, 212-370-06, 350 153-37, 350-153-38, 225-204-01, and 225-204-02.

See Attached Maps.



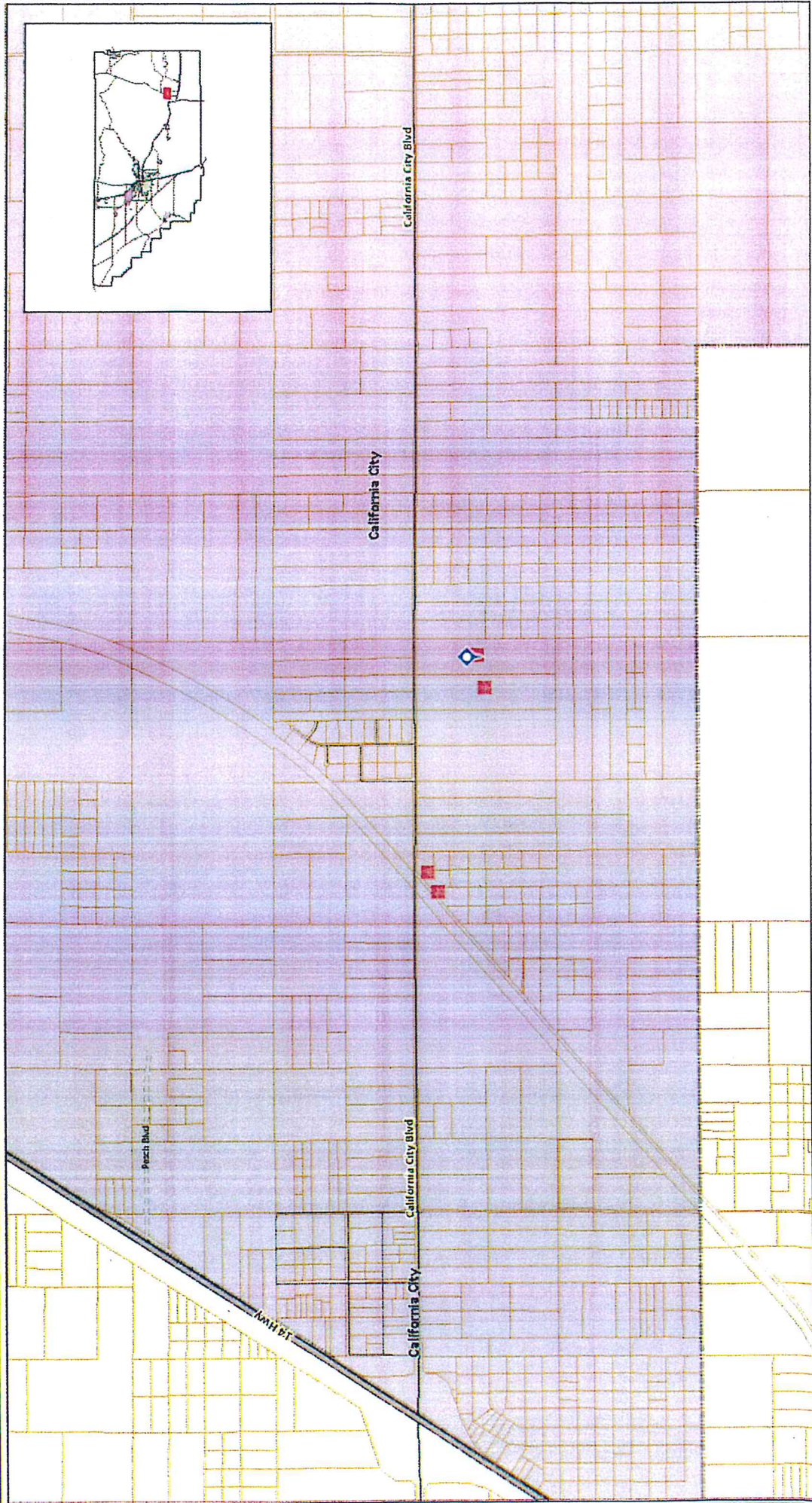


NAD\_1983\_StatePlane\_California\_V\_FIPS\_0405\_Feet  
© Lufkin Geographics Group Ltd.

1: 40,373







0.24 0 0.32 0.64 Miles

NAD 1983 StatePlane California V FIPS 4005 Feet  
© Latitude Geographic Group Ltd.

1: 20,187



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THIS MAP IS NOT TO BE USED FOR NAVIGATION

